

# APPRAISAL OF REAL PROPERTY



## LOCATED AT

6840 Rea Ave  
California City, CA 93505  
Map 5527 , Block Ph1, Lot 22

## FOR

Salas Financial  
9320 Chesapeake Dr.  
San Diego, CA 92123

## AS OF

08/30/2022

## BY

Peter Ayaleanos  
247 Appraisals Inc  
4302 Whitsett Ave #6  
Studio City, CA 91604  
(818) 691-3557  
247apps@sbcglobal.net

Borrower	Josh Meister	File No. 30AUG22MEISTER	
Property Address	6840 Rea Ave		
City	California City	County Kern	State CA Zip Code 93505
Lender/Client	Salas Financial		

### APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

### Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

### Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

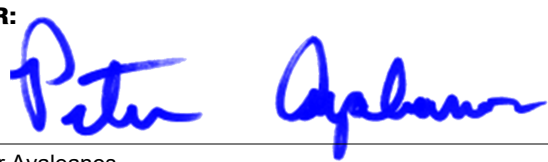
---

---

---

---

---

**APPRAISER:**  
  
 Signature: \_\_\_\_\_  
 Name: Peter Ayaleanos  
 CERTIFIED RESIDENTIAL  
 State Certification #: AR036067  
 or State License #: \_\_\_\_\_  
 State: CA Expiration Date of Certification or License: 01/04/2023  
 Date of Signature and Report: 09/02/2022  
 Effective Date of Appraisal: 08/30/2022  
 Inspection of Subject:  None  Interior and Exterior  Exterior-Only  
 Date of Inspection (if applicable): 08/30/2022

**SUPERVISORY or CO-APPRAISER (if applicable):**  
 Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_ Expiration Date of Certification or License: \_\_\_\_\_  
 Date of Signature: \_\_\_\_\_  
 Inspection of Subject:  None  Interior and Exterior  Exterior-Only  
 Date of Inspection (if applicable): \_\_\_\_\_

# Manufactured Home Appraisal Report

File # 30AUG22MEISTER

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address	6840 Rea Ave	City	California City	State	CA	Zip Code	93505
Borrower	Josh Meister	Owner of Public Record	Ccmnlpy LLC	County	Kern		
Legal Description	Map 5527 , Block Ph1, Lot 22						
Assessor's Parcel #	218-392-10-00	Tax Year	2021	R.E. Taxes \$	521		
Neighborhood Name	Desert Hacienda	Map Reference	12540	Census Tract	0055.08		
Occupant	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Project Type (if applicable)	<input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)				
Special Assessments \$	0	HOA \$	<input type="checkbox"/> per year <input type="checkbox"/> per month				
Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)						
Assignment Type	<input type="checkbox"/> Purchase Transaction <input checked="" type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)						
Lender/Client	Salas Financial	Address	9320 Chesapeake Dr., San Diego, CA 92123				
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Report data source(s) used, offering price(s), and date(s). Per title and MLS the subject has not sold or been listed in the past 12 months.							

Manufactured homes located in either a condominium or cooperative project require the appraiser to inspect the project and complete the Project Information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

CONTRACT

I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$	Date of Contract	Is the property seller the owner of public record?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input type="checkbox"/> No				
If Yes, report the total dollar amount and describe the items to be paid.				

I  did  did not analyze the manufacturer's invoice. Explain the results of the analysis of the manufacturer's invoice or why the analysis was not performed.

Retailer's Name (New Construction)

NEIGHBORHOOD

**Note: Race and the racial composition of the neighborhood are not appraisal factors.**

Neighborhood Characteristics		Manufactured Housing Trends			Manufactured Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Property Values	<input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	50 %	
Built-Up	<input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	0 %	
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	95	Low	0	Multi-Family	
Neighborhood Boundaries (North) Phillips Rd, (South) 58/ Barstow-Bakersfield Hwy, (East) 140th St, (West) 14/ Aerospace Hwy.				240	High	58	Commercial	
Neighborhood Description The subject property is located in an area that consists of mostly single family dwellings. Schools, shopping, employment, parks, freeways, public transportation and other support facilities are within good proximity. The other 35% in present land use is for undeveloped open land and parks.				140	Pred.	31	Other	
Market Conditions (including support for the above conclusions) Market conditions indicate increasing home values with typical market absorption being under 3 months. Home values appear to be increasing due to low interest rates and a low supply of inventory.								

SITE

Dimensions	SEE PLAT MAP	Area	3,485 sf	Shape	Rectangular	View	Residential
Specific Zoning Classification	R1	Zoning Description	LOW DENSITY RESIDENTIAL				
Zoning Compliance	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)						
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe							

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input type="checkbox"/>	Alley	<input type="checkbox"/>	<input type="checkbox"/>
			<input checked="" type="checkbox"/> SEPTIC				

FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone X FEMA Map # 06029C2920E FEMA Map Date 09/26/2008

Are the utilities and off-site improvements typical for the market area?  Yes  No If No, describe

Is the site size, shape and topography generally conforming to and acceptable in the market area?  Yes  No If No, explain

Is there adequate vehicular access to the subject property?  Yes  No If No, describe

Is the street properly maintained?  Yes  No If No, describe

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe

HUD DATA PLATE

The HUD Data Plate/Compliance Certificate is located on the interior of the subject and contains, among other things, the manufacturer's name, trade/model name, year manufactured and serial number. The HUD Certification Label is located on the exterior of each section of the home.

Is the HUD Data Plate/Compliance Certificate attached to the dwelling?  Yes  No If Yes, identify the location. If No, provide the data source(s) for the HUD Data Plate/Compliance Certificate information. The plate is located on the exterior rear.

Is a HUD Certification Label attached to the exterior of each section of the dwelling?  Yes  No If No, provide the data source(s) for the HUD Certification Label #'s

The data plate was not available for the subject.

Manufacturer's Serial #(s)/VIN #(s)	RAD 673295 & RAD 673296		
HUD Certification Label #(s)	UNKNOWN		
Manufacturer's Name	UNKNOWN	Trade/Model	UNKNOWN
Date of Manufacture	UNKNOWN		
Do the Wind, Roof Load, and Thermal Zones meet the minimum HUD requirements for the location of the subject property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, explain			

# Manufactured Home Appraisal Report

File # 30AUG22MEISTER

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
# of Units <input checked="" type="checkbox"/> One <input type="checkbox"/> Additions	<input type="checkbox"/> Poured Concrete <input type="checkbox"/> Concrete Runners	Skirting	Block/ Average	Floors	Crpt/Vinyl/ Avg
# of Stories <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Block & Pier <input type="checkbox"/> Other-att. description	Exterior Walls	Wood/ Average	Walls	Drywall/ Avg
Design (Style) Traditional	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Roof Surface	Composite/ Avg	Trim/Finish	Wood/ Average
# of Sections <input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3	Basement Area 0 sq.ft.	Gutters & Downspouts	None	Bath Floor	Vinyl/ Average
<input type="checkbox"/> Other	Basement Finish %	Window Type	Aluminum/ Avg	Bath Wainscot	Fiber/ Average
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Storm Sash/Insulated	None	Car Storage	<input type="checkbox"/> None
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Evidence of <input type="checkbox"/> Infestation NONE	Screens	Metal/ Average	<input checked="" type="checkbox"/> Driveway	# of Cars 2
Year Built 1992 Effective Age (Yrs) 12	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Doors	Wood/ Average	Driveway Surface	Concrete
Attic <input checked="" type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) #	<input type="checkbox"/> Garage	# of Cars
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Gas	<input type="checkbox"/> Fireplace(s) #	<input checked="" type="checkbox"/> Fence Wood	<input checked="" type="checkbox"/> Carport	# of Cars 2
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck	<input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Detached
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool	<input type="checkbox"/> Other	<input type="checkbox"/> Built-in	
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)					
Finished area above grade contains: 6 Rooms 3 Bedrooms 2 Bath(s) 1,194 Square Feet of Gross Living Area Above Grade					
Describe any additions or modifications (decks, rooms, remodeling, etc.) 2 car carport and porch.					
Installer's Name Unknown Date Installed Unknown Model Year 1992					
Is the manufactured home attached to a permanent foundation system? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the foundation system and the manner of attachment.					
Have the towing hitch, wheels, and axles been removed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, explain					
Is the manufactured home permanently connected to a septic tank or sewage system and other utilities? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, explain					
Does the dwelling have sufficient gross living area and room dimensions to be acceptable to the market? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, explain					
Additional features (special energy efficient items, non-realty items, etc.) The subject has the typical energy efficient items and appliances.					
The appraiser must rate the quality of construction for the subject unit based on objective criteria (such as N.A.D.A. Manufactured Housing Appraisal Guide®, Marshall & Swift Residential Cost Handbook®, or other published cost service). The appraiser must also report the source used for this quality of construction rating determination.					
Quality <input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Average <input type="checkbox"/> Good <input type="checkbox"/> Excellent Identify source of quality rating Marshall & Swift Residential Cost Handbook					
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The subject has carpet and vinyl flooring, skylights, formica counters in the kitchen, a 2 car carport and central air.					
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe					
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe					
Provide adequate information for the lender/client to replicate the below cost figures and calculations.					
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) MARSHALL & SWIFT RESIDENTIAL COST HANDBOOK WAS UTILIZED TO DETERMINE THE COST APPROACH. ABSTRACTION ALLOCATION METHODS AND VACANT LAND SALES WERE UTILIZED IN DETERMINING SITE VALUE.					
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW					
Source of cost data Marshall & Swift Effective date of cost data Current Quality rating from cost service Average					
OPINION OF SITE VALUE \$ 30,000 Exterior Dimensions of the Subject Unit					
Section One	606 Sq. ft. @ \$ 50.00	\$ 30,300	12 X	50.5 =	606.0 Sq. ft.
Section Two	588 Sq. ft. @ \$ 50.00	\$ 29,400	12 X	49 =	588.0 Sq. ft.
Section Three	Sq. ft. @ \$	\$	X	=	Sq. ft.
Section Four	Sq. ft. @ \$	\$	X	=	Sq. ft.
					Total Gross Living Area: 1,194 Sq. ft.
Other Data Identification					
N.A.D.A. Data Identification Info: Edition Mo: Yr:					
Sub-total: \$ 59,700 MH State: Region: Size: ft. x ft.					
Cost Multiplier (if applicable): x 1.5 Gray pg. White pg. Black SVS pg.					
Modified Sub-total: 89,550 15 years and older Conversion Chart pg. Yellow pg.					
Physical Depreciation or Condition Modifier: Comments Physical depreciation is due to normal use and is considered to be typical for this area. The costs of reproduction were estimated utilizing the current marshall & swift residential cost handbook.					
Functional Obsolescence (not used for N.A.D.A.):					
External Depreciation or State Location Modifier:					
Delivery, Installation, and Setup (not used for N.A.D.A.): \$					
Other Depreciated Site Improvements: \$ Land to value ratio is typical for the area.					
Market Value of Subject Site (as supported above): \$ 30,000					
Indicated Value by Cost Approach: \$ 119,550 Estimated Remaining Economic Life (HUD and VA only) -12 Years					
Summary of Cost Approach Physical depreciation is due to normal use and is considered to be typical for this area. The costs of reproduction were estimated utilizing the current marshall & swift residential cost handbook.					

IMPROVEMENTS

COST APPROACH

# Manufactured Home Appraisal Report

File # 30AUG22MEISTER

There are **3** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **95,000** to \$ **240,000**

There are **7** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **45,000** to \$ **138,000**

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	6840 Rea Ave California City, CA 93505	6913 Rea Ave California City, CA 93505			6900 Jasmine Ave California City, CA 93505			21761 Saguaro St California City, CA 93505		
Proximity to Subject		0.09 miles E			0.12 miles SE			0.08 miles SE		
Sale Price	\$	\$ 150,000			\$ 97,000			\$ 115,000		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 89.29 sq.ft.			\$ 73.37 sq.ft.			\$ 94.11 sq.ft.		
Manufactured Home		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Data Source(s)		MLS#22004196; DOM 12			MLS#22004735; DOM 7			MLS#CV21151204; DOM 35		
Verification Source(s)		Doc#101567			Doc#92455			Doc#185068		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions		Arms Length FHA			Arms Length Conv			Arms Length VA; 2000		
Date of Sale/Time		06/28/2022			06/10/2022			09/30/2021		
Location	Residential	Residential			Residential			Residential		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	3,485 sf	3920 sf			3920 sf			3485 sf		
View	Residential	Residential			Residential			Residential		
Design (Style)	Traditional	Traditional			Traditional			Traditional		
Quality of Construction	Average	Average			Average			Average		
Actual Age	30	31			16			16		
Condition	Average	Good		-10,000	Average			Average		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	6 3 2	6 3 2			6 3 2			6 3 2		
Gross Living Area	1,194 sq.ft.	1,680 sq.ft.		-4,860	1,322 sq.ft.		-1,280	1,222 sq.ft.		
Basement & Finished Rooms Below Grade	Osfc	Osfc			Osfc			Osfc		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	FWA/Central	FWA/Central			FWA/Central			FWA/Central		
Energy Efficient Items	Typical	Typical			Typical			Typical		
Garage/Carport	2 Car Carport	2 Car Carport			2 Car Carport			1 Car Carport		
Porch/Patio/Deck	Patio/Porch	Patio/Porch			Patio/Porch			Patio/Porch		
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -14,860			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -1,280			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 5,000		
Adjusted Sale Price of Comparables		Net Adj. 9.9 % Gross Adj. 9.9 % \$ 135,140			Net Adj. 1.3 % Gross Adj. 1.3 % \$ 95,720			Net Adj. 4.3 % Gross Adj. 4.3 % \$ 120,000		

SALES COMPARISON APPROACH

I  did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) **MLS/Realist/Title**

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) **MLS/Realist/Title**

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 4).

ITEM	SUBJECT	COMPARABLE SALE #1			COMPARABLE SALE #2			COMPARABLE SALE #3		
Date of Prior Sale/Transfer					01/05/2022					
Price of Prior Sale/Transfer					54,100					
Data Source(s)	MLS/Realist/Title	MLS/Realist/Title			MLS/Realist/Title			MLS/Realist/Title		
Effective Date of Data Source(s)	08/30/2022	08/30/2022			08/30/2022			08/30/2022		

Analysis of prior sale or transfer history of the subject property and comparable sales The subject has no prior sales or transfers in the last three years.

Comparable #1 has no prior sales or transfers in the last year.

Comparable #2 has a trustee's deed for \$54,100 on 01/05/2022, doc#2078.

Comparable #3 has no prior sales or transfers in the last year.

Summary of Sales Comparison Approach See text addendum.

Indicated Value by Sales Comparison Approach \$ **120,000**

Indicated Value by: **Sales Comparison Approach \$ 120,000** **Cost Approach \$ 119,550** **Income Approach (if developed) \$**

See text addendum.

RECONCILIATION

This appraisal is made  "as is",  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

**Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 120,000, as of 08/30/2022, which is the date of inspection and the effective date of this appraisal.**

# Manufactured Home Appraisal Report

File # 30AUG22MEISTER

See text addendum.

ADDITIONAL COMMENTS

INCOME

PUD INFORMATION

**INCOME APPROACH TO VALUE (not required by Fannie Mae.)**

Estimated Monthly Market Rent \$                      X Gross Rent Multiplier                      = \$                      Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

**PROJECT INFORMATION FOR PUDs (if applicable)**

Is the developer/builder in control of the Homeowners' Association (HOA)?     Yes     No    Unit type(s)     Detached     Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal name of project

Total number of phases	Total number of units	Total number of units sold
Total number of units rented	Total number of units for sale	Data source(s)

Was the project created by the conversion of existing building(s) into a PUD?     Yes     No    If Yes, date of conversion

Does the project contain any multi-dwelling units?     Yes     No    Data source(s)

Are the units, common elements, and recreation facilities complete?     Yes     No    If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association?     Yes     No    If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

# Manufactured Home Appraisal Report

File # 30AUG22MEISTER

This report form is designed to report an appraisal of a one-unit manufactured home; including a manufactured home in a planned unit development (PUD). A Manufactured home located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

# Manufactured Home Appraisal Report

File # 30AUG22MEISTER

**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I also developed the cost approach to value as support for the sales comparison approach. I have adequate comparable market and cost data to develop reliable sales comparison and cost approaches for this appraisal assignment. I further certify that I considered the income approach to value but did not develop it, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.



# Manufactured Home Appraisal Report

File # 30AUG22MEISTER

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature

Name Peter Ayaleanos

Company Name 247 Appraisals Inc

Company Address 4302 Whitsett Ave #6, Studio City, CA 91604

Telephone Number (818) 691-3557

Email Address 247apps@sbcglobal.net

Date of Signature and Report 09/02/2022

Effective Date of Appraisal 08/30/2022

State Certification # AR036067

or State License # \_\_\_\_\_

or Other \_\_\_\_\_

State CA

Expiration Date of Certification or License 01/04/2023

ADDRESS OF PROPERTY APPRAISED

6840 Rea Ave

California City, CA 93505

APPRAISED VALUE OF SUBJECT PROPERTY \$ 120,000

LENDER/CLIENT

Name \_\_\_\_\_

Company Name Salas Finacial

Company Address 9320 Chesapeake Dr., San Diego, CA 92123

Email Address \_\_\_\_\_

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature \_\_\_\_\_

Name \_\_\_\_\_

Company Name \_\_\_\_\_

Company Address \_\_\_\_\_

Telephone Number \_\_\_\_\_

Email Address \_\_\_\_\_

Date of Signature \_\_\_\_\_

State Certification # \_\_\_\_\_

or State License # \_\_\_\_\_

State \_\_\_\_\_

Expiration Date of Certification or License \_\_\_\_\_

SUBJECT PROPERTY

Did not inspect subject property

Did inspect exterior of subject property from street

Date of Inspection \_\_\_\_\_

Did inspect interior and exterior of subject property

Date of Inspection \_\_\_\_\_

COMPARABLE SALES

Did not inspect exterior of comparable sales from street

Did inspect exterior of comparable sales from street

Date of Inspection \_\_\_\_\_

**Supplemental Addendum**

File No. 30AUG22MEISTER

Borrower	Josh Meister				
Property Address	6840 Rea Ave				
City	California City	County	Kern	State	CA Zip Code 93505
Lender/Client	Salas Financial				

**The subject had carbon monoxide and smoke detectors installed and all the utilities were working at the time of inspection.**

**The water heater was double strapped.**

**The subject is in a mobile home park. It has a clubhouse and an inground pool area.**

**Comments on the Sales Comparison Approach:**

**THE SUBJECT IS A SMALL MANUFACTURED HOME. DUE TO THE LACK OF SMALL COMPARABLES IT WAS NECESSARY TO EXTEND THE MARKET AREA OUT TO INCLUDE 45% DIFFERENCES IN GLA. THERE WERE NO COMPARABLES AVAILABLE TO BRACKET THE SUBJECT'S GLA ON THE LOW END. COMPARABLES UTILIZED ARE RECORDED CLOSED/SETTLED SALES WITHIN THE LAST 18 MONTHS WITH ONE SALE WITHIN THE LAST 90 DAYS.**

**Adjustment Factors.**

**SALES AND FINANCING:** No financing adjustments were required as all sales were with conventional financing, or the equivalent, with rates and terms typical of the prevailing market. There were no reported buydowns or other financing concessions that would have had an impact on market value.

**DATE OF SALE:** All date of sales are close of escrow dates, unless otherwise noted. This area is considered stable and is slightly increasing (see -Neighborhood Market Conditions).

**LEASEHOLD/FEE SIMPLE:** All of the comparables were of fee simple ownership, like the subject. No adjustment was warranted.

**SITE:** Site adjustments were made at \$1 per sf for differences of 2,000 sf.

**DESIGN:** Comparables #1- 3 are all manufactured homes and were considered to have similar design and appeal characteristics; no adjustments were needed.

**ACTUAL AGE:** No age adjustment was warranted due to no significant difference in market value being noted in market research.

**CONDITION:** Comparable Sales #2 & 3 are all similar in regards to overall condition; Therefore no adjustments were required.

Comparable #1 was considered to be in superior condition when compared to the subject this was based on MLS photos and verbiage indicating superior bathroom and flooring amenities when compared to the subject the comparable was adjusted downwards \$10,000 for it's superior condition.

Appraiser utilized information and data from research and broker interviews conducted to calculate the condition adjustment.

**GROSS LIVING AREA:** The differences in gross living area greater than 100 square feet, relative to the subject, were adjusted at \$10 per square foot.

All comparable had 3 bedrooms and 2 bathrooms and required no room count adjustment.

**BASEMENT AND FINISHED ROOMS:** Neither the subject nor the comparables had a subterranean basement or finished rooms below grade; no adjustment was indicated.

**FUNCTIONAL UTILITY:** No adjustment was indicated as the subject and the comparables were considered to have comparable functional utility.

**GARAGE/CARPORT:** The subject has a 2 car carport. Adjustments were made at \$5,000 per carport or garage space.

**Reconciliation of the Sales Comparison Approach**

The adjusted sales prices of the closed sale comparables ranged from \$95,720 - \$135,140 all of the transactions were timely, and proximate to the subject.

Comparable #1 lends support for being a sale within 90 days.

Comparable #2 lends support for being in a similar condition.

Comparable #3 lends support for having no GLA adjustments.

In the analysis a final estimate of value of \$120,000 is reasonable for the subject by the Sales Comparison Approach.

## Supplemental Addendum

File No. 30AUG22MEISTER

Borrower	Josh Meister						
Property Address	6840 Rea Ave						
City	California City	County	Kern	State	CA	Zip Code	93505
Lender/Client	Salas Financial						

### **EXPOSURE TIME:**

The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of an appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market.

The appraiser has determined that the property would have to be exposed for 40 to 120 days on the open market in order to have a market value of \$120,000 on the effective date of this appraisal.

### **INTENDED USE OF THE APPRAISER'S OPINIONS AND CONCLUSIONS:**

-The intended user of this appraisal report is the lender/client. The intended use is to evaluate the subject property of this appraisal for a mortgage finance transaction, subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form, and definition of market value. No additional intended users are identified by the appraiser.

### **Additional Information**

**PERSONAL PROPERTY:** Personal property includes such items as furnishings, artwork, antiques, machinery and equipment. No personal property was included in the valuation of the subject property.

**STRUCTURAL/MECHANICAL DEFECTS:** Unless specifically noted, this appraisal is based on the special assumption that the subject does not have any structural or mechanical defects. It is assumed that all mechanical equipment and appliances are in satisfactory working condition, unless otherwise noted, and that the electrical/plumbing systems are also adequate, unless otherwise noted. The appraisers are not experts in these areas (not licensed or qualified home inspectors) and have not tested the subject to ensure that all of the above is in working condition. The pest control report (or termite report) and home inspection report if any, were not provided to the appraisers. Lastly, this appraisal is based on the special assumption that the roof and foundation systems are adequate. But again, the appraisers are not experts in these fields and have not tested the subject in these regards.

**ADVERSE ENVIRONMENTAL CONDITIONS:** There were no obvious environmental hazards present in the improvements, on the site, or in the vicinity of the subject property that were noted at the time of inspection. The value estimated in this report is based on the assumption that the property is not negatively affected by the presence of hazardous substances or detrimental environmental conditions. The appraisers are not experts in the identification of hazardous substances or detrimental environmental conditions. It is possible that tests and inspections made by a qualified hazardous substances and environmental expert would reveal the existence of hazardous materials and environmental conditions on or around the subject property that would negatively affect its value.

**COMPETENCY STATEMENT:** The appraisers have analyzed/appraised the subject's property type before. The appraisers possess the necessary knowledge and experience to complete this report in conformity with the competency provision of USPAP.

**REAL PROPERTY INTEREST DEFINED:** A Fee Simple interest is defined as "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat." [The Dictionary of Real Estate Appraisal, 3rd Ed.]

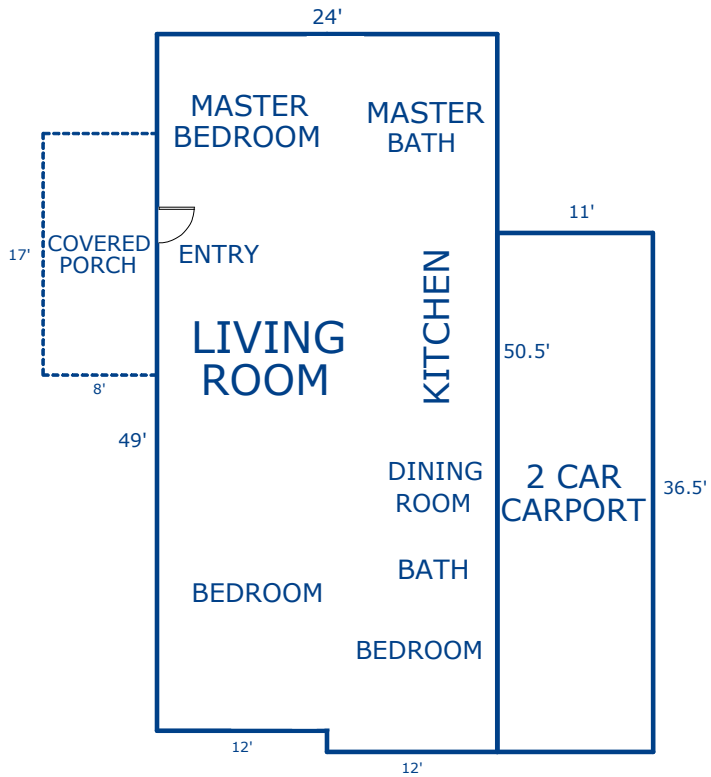
**DIGITAL SIGNATURES:** This report may contain digitally-reproduced signatures, which are approved by FNMA,GNMA, FHA, and HUD. The WINTOTAL appraisal software program allows an appraiser to attach a digitally-reproduced signature by entering a secret password known only to the signing appraiser. Furthermore, after the report is digitally signed, it is locked and cannot be altered by anyone but the signing appraisers.

**DIGITAL PHOTOGRAPHS:** This report may contain digitally-reproduced photographs, which are approved by FNMA, GNMA,FHA, and HUD. The photos have not been altered or enhanced in anyway that would misrepresent the property or mislead the intended user of this report.

**EXTRAORDINARY ASSUMPTION/HYPOTHETICAL CONDITION:** It is assumed that permits are available for all structures (unless otherwise noted). It is assumed that the indicated zoning and type of utilities, are stated in the body of this report. It is assumed that this property has no unknown adverse geological issues. The physical characteristics of the comparables were either verified by county/city records, multiple listing service, Realist, or by homeowner verification. The comparable sales used in this report are assumed to have no sales concessions (unless otherwise noted). The estimated cost to cure is assumed to be as stated. If any of these items are found to be not true and correct, I reserve the right to change my appraisal.

## Building Sketch

Borrower	Josh Meister			
Property Address	6840 Rea Ave			
City	California City	County	Kern	State CA Zip Code 93505
Lender/Client	Salas Financial			



Sketch by Apex Sketch v6 Standard™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	606.00	
	First Floor	588.00	1194.00
GAR	Garage	401.10	401.10
P/P	Porch	136.00	136.00
Net LIVABLE Area		(rounded)	1194

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
12.0	x	50.5	606.00
12.0	x	49.0	588.00
2 Items			(rounded) 1194

## Location Map

Borrower	Josh Meister			
Property Address	6840 Rea Ave			
City	California City	County	Kern	State CA Zip Code 93505
Lender/Client	Salas Financial			



# Plat Map

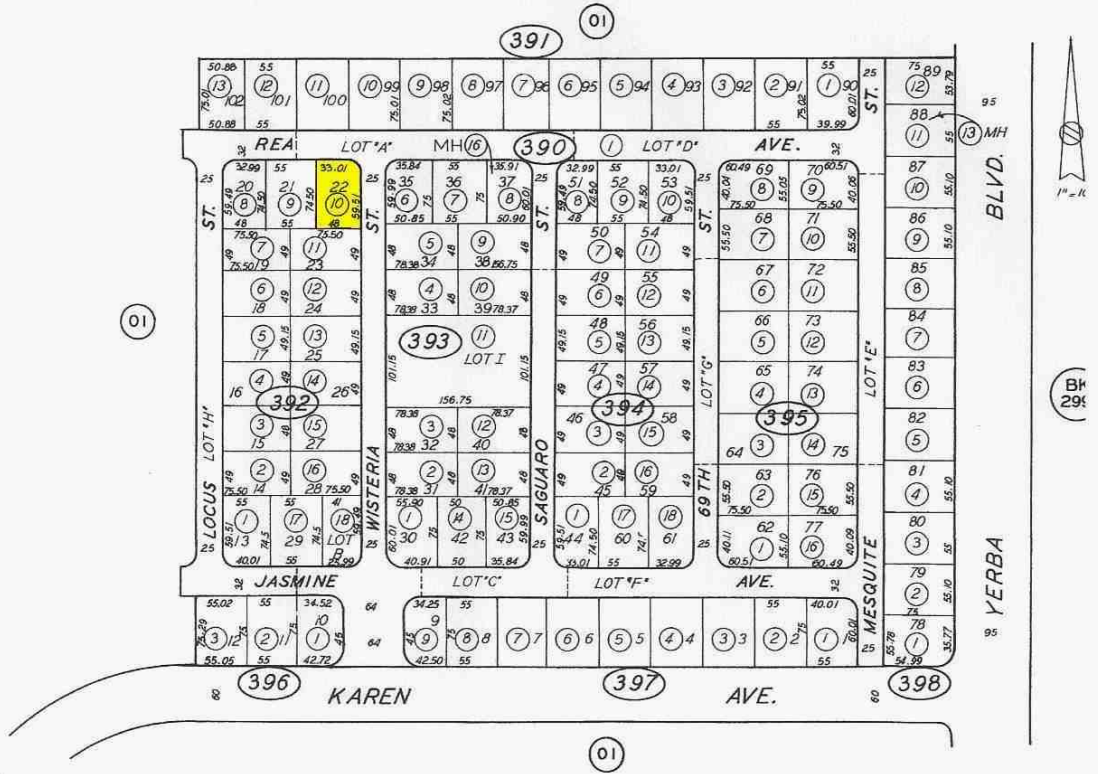
Borrower	Josh Meister		
Property Address	6840 Rea Ave		
City	California City	County	Kern
		State	CA
Lender/Client	Salas Financial	Zip Code	93505

218-39

TRACT 5527-1  
PTN. NE 1/4 SEC. 21 T. 32S. R. 37E.

SCHOOL DIST. 11-19

218-39



Revised: July 25, 2013

Filed: June 18, 1992


Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for

**ASSESSORS MAP NO. 218-39**

# Property Profile - Page 1

**6840 Rea Ave, California City, CA 93505-6064, Kern County**

APN: 218-392-10-00-4 CLIP: 4190028740

	Beds <b>3</b>	Full Baths <b>2</b>	Half Baths <b>N/A</b>	Sale Price <b>\$125,000</b>	Sale Date <b>12/16/2014</b>
	Bldg Sq Ft <b>1,164</b>	Lot Sq Ft <b>3,485</b>	Yr Built <b>1992</b>	Type <b>MBL HM</b>	

OWNER INFORMATION			
Owner Name	Ccmnlpy LLC	Tax Billing Zip	93505
Mail Owner Name	Ccmnlpy LLC	Tax Billing Zip+4	2648
Tax Billing Address	8100 California City Blvd	Owner Occupied	No
Tax Billing City & State	California City, CA		

LOCATION INFORMATION			
Zip Code	93505	School District	Mojave Mojave
Carrier Route	C004	Comm College District Code	Kern Jt
Zoning	R1	Census Tract	55.08
Tract Number	5527		

TAX INFORMATION			
APN	218-392-10-00-4	Lot Number	22
% Improved	75%	Block Number	Ph1
Tax Area	011019	Water Tax Dist	Kern Co
Legal Description	TRACT 5527 , BLOCK PH1, LOT 22		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Assessed Value - Total	\$22,642	\$22,199	\$21,973
Assessed Value - Land	\$5,658	\$5,548	\$5,492
Assessed Value - Improved	\$16,984	\$16,651	\$16,481
YOY Assessed Change (\$)	\$443	\$226	
YOY Assessed Change (%)	2%	1.03%	

Tax Year	Total Tax	Change (\$)	Change (%)
2019	\$512		
2020	\$496	-\$16	-3.07%
2021	\$521	\$25	5.09%

Special Assessments	Tax Amount
Kcswmp Land Use	\$105.00
Cal City Spec Tax C	\$153.30
<b>Total Of Special Assessments</b>	<b>\$258.30</b>

CHARACTERISTICS			
County Land Use	Mobile Home Perm	Other Rooms	Dining Room, Family Room
Universal Land Use	Mobile Home	Condition	Average
Lot Acres	0.08	Quality	Average
Lot Area	3,485	Heat Type	Furnace
Building Sq Ft	1,164	Cooling Type	Dual Unit
Gross Area	1,164	Construction	Frame
Stories	1	Year Built	1992
Total Rooms	5	Effective Year Built	1992
Bedrooms	3	Porch	Porch
Total Baths	2	Porch 1 Area	385
Full Baths	2	Porch Type	Porch
Dining Rooms	1	Building Type	Mobile Home
Family Rooms	1	# of Buildings	1

LAST MARKET SALE & SALES HISTORY			
Recording Date	12/30/2014	Document #	162559
Sale Date	12/16/2014	Sale Type	Full
Sale Price	\$125,000	Deed Type	Grant Deed

## Property Profile - Page 2

Price Per Square Feet	<b>\$107.39</b>		Owner Name	<b>Ccmnlpy LLC</b>	
Multi/Split Sale	<b>Multi</b>		Seller	<b>Caldwell Fulgencia Trust</b>	
Recording Date	12/30/2014	03/21/2001	12/07/2000	12/07/2000	02/05/1993
Sale Date	<b>12/16/2014</b>	<b>02/27/2001</b>	<b>12/01/2000</b>	<b>11/30/2000</b>	
Sale Price	<b>\$125,000</b>	<b>\$29,500</b>		<b>\$27,321</b>	<b>\$60,000</b>
Nominal			Y		
Buyer Name	<b>Ccmnlpy LLC</b>	<b>Caldwell Fulgencia C</b>	<b>Secretary Of Vet Affairs</b>	<b>Countrywide Home Loans Inc</b>	<b>White George W &amp; Peggy M</b>
Seller Name	<b>Caldwell Fulgencia Trust</b>	<b>Secretary Of Veterans Affairs</b>	<b>Countrywide Home Loans</b>	<b>Ctc Real Estate Services</b>	
Document Number	<b>162559</b>	<b>36328</b>	<b>156287</b>	<b>156286</b>	<b>6799-1758</b>
Document Type	<b>Grant Deed</b>	<b>Deed (Reg)</b>	<b>Corporation Grant Deed</b>	<b>Trustee Deed</b>	<b>Grant Deed</b>

### MORTGAGE HISTORY

Mortgage Date	05/12/2016	12/30/2014	03/21/2001	02/05/1993
Mortgage Amount	<b>\$99,000</b>	<b>\$139,470</b>	<b>\$26,300</b>	<b>\$60,699</b>
Mortgage Lender		<b>Aaron Mtg Corp</b>	<b>Secretary/Veterans Affairs</b>	<b>Miscellaneous Fin</b>
Mortgage Code	<b>Private Party Lender</b>	<b>Conventional</b>	<b>Conventional</b>	<b>Va</b>

### PROPERTY MAP



\*Lot Dimensions are Estimated



## Subject Photo Page

Borrower	Josh Meister						
Property Address	6840 Rea Ave						
City	California City	County	Kern	State	CA	Zip Code	93505
Lender/Client	Salas Financial						



### Subject Front

6840 Rea Ave  
Sales Price  
Gross Living Area 1,194  
Total Rooms 6  
Total Bedrooms 3  
Total Bathrooms 2  
Location Residential  
View Residential  
Site 3,485 sf  
Quality Average  
Age 30



### Subject Rear



### Subject Street

## Photograph Addendum

Borrower	Josh Meister				
Property Address	6840 Rea Ave				
City	California City	County	Kern	State	CA Zip Code 93505
Lender/Client	Salas Financial				



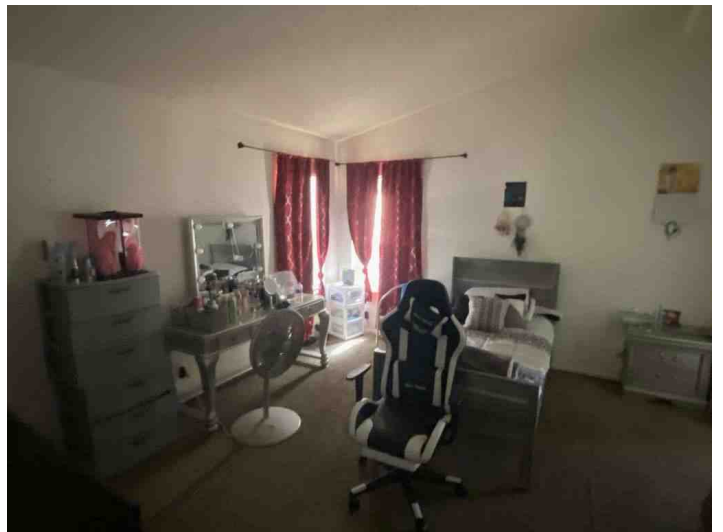
**LIVING ROOM**



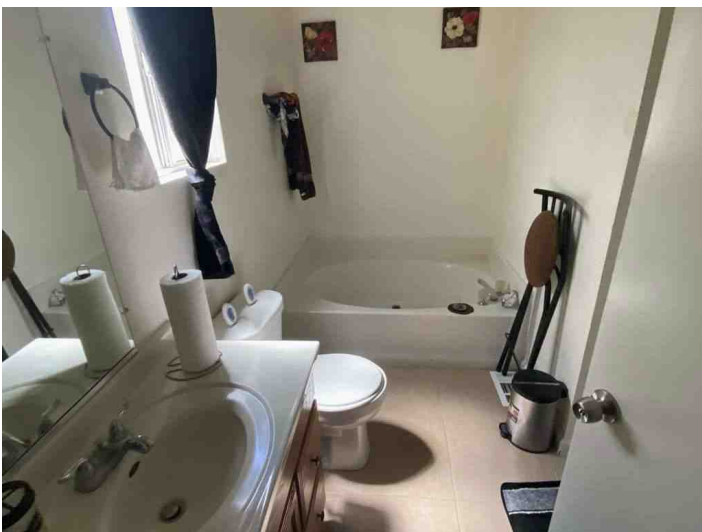
**KITCHEN**



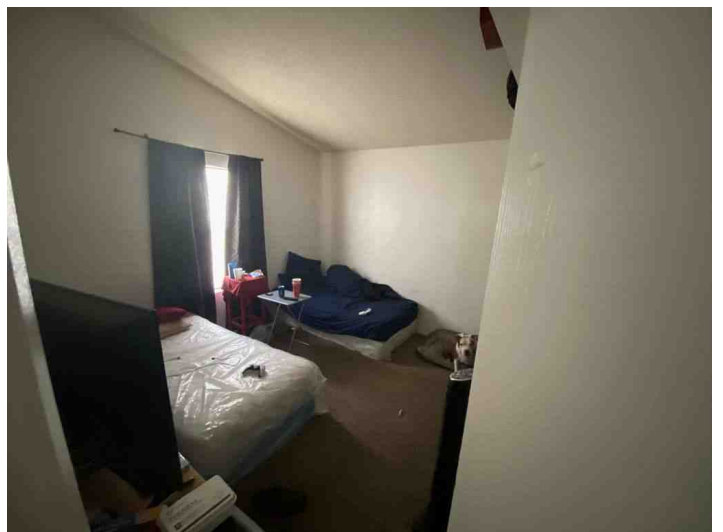
**DINING ROOM**



**BEDROOM #1**



**BATHROOM #1**



**BEDROOM #2**

## Photograph Addendum

Borrower	Josh Meister				
Property Address	6840 Rea Ave				
City	California City	County	Kern	State	CA Zip Code 93505
Lender/Client	Salas Financial				



**BEDROOM #3**



**BATHROOM #2**

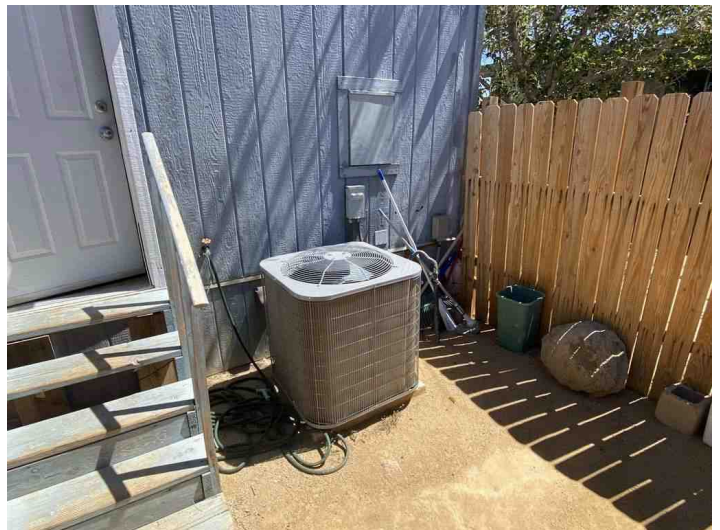


**LAUNDRY**

**CARBON MONOXIDE DETECTOR**



**WATER HEATER**



**A/C UNIT**

## Comparable Photo Page

Borrower	Josh Meister				
Property Address	6840 Rea Ave				
City	California City	County	Kern	State	CA
Lender/Client	Salas Financial				
				Zip Code	93505



### Comparable 1

6913 Rea Ave  
 Prox. to Subject 0.09 miles E  
 Sale Price 150,000  
 Gross Living Area 1,680  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2  
 Location Residential  
 View Residential  
 Site 3920 sf  
 Quality Average  
 Age 31



### Comparable 2

6900 Jasmine Ave  
 Prox. to Subject 0.12 miles SE  
 Sale Price 97,000  
 Gross Living Area 1,322  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2  
 Location Residential  
 View Residential  
 Site 3920 sf  
 Quality Average  
 Age 16



### Comparable 3

21761 Saguaro St  
 Prox. to Subject 0.08 miles SE  
 Sale Price 115,000  
 Gross Living Area 1,222  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2  
 Location Residential  
 View Residential  
 Site 3485 sf  
 Quality Average  
 Age 16

**APPRAISERS LICENSE**



Business, Consumer Services & Housing Agency  
**BUREAU OF REAL ESTATE APPRAISERS**  
**REAL ESTATE APPRAISER LICENSE**

**Peter K. Ayaleanos**


has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified Residential Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AR 036067

Effective Date: January 5, 2021  
Date Expires: January 4, 2023

  
Loretta Dillon, Deputy Bureau Chief, BREA

3055968

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"

**E&O Insurance**



301 E. Fourth Street, Cincinnati, OH 45202

**DECLARATIONS**  
for  
**REAL ESTATE APPRAISERS**  
**ERRORS & OMISSIONS INSURANCE POLICY**

**THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.**

**THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.**

Insurance is afforded by the company indicated below: (A capital stock corporation)

Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the **Company**.

Policy Number: **RAP3367884-22** Renewal of: **RAP3367884-21**

Program Administrator: **Herbert H. Landy Insurance Agency Inc.**  
**100 River Ridge Drive, Suite 301 Norwood, MA 02062**

Item 1. **Named Insured:** **Peter K Ayaleanos**

Item 2. **Address:** **4302 Whitsett Ave #6**  
**City, State, Zip Code:** **Studio City, CA 91604**

Item 3. **Policy Period:** From **08/06/2022** To **08/06/2023**  
*(Month, Day, Year) (Month, Day, Year)*  
(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured** as stated in Item 2.)

Item 4. **Limits of Liability:**

- A. \$ **1,000,000** **Damages** Limit of Liability – Each **Claim**
- B. \$ **1,000,000** **Claim Expenses** Limit of Liability – Each **Claim**
- C. \$ **2,000,000** **Damages** Limit of Liability – Policy **Aggregate**
- D. \$ **2,000,000** **Claim Expenses** Limit of Liability – Policy **Aggregate**

Item 5. **Deductible (Inclusive of Claim Expenses):**

- A. \$ **500** Each **Claim**
- B. \$ **1,000** **Aggregate**

Item 6. **Premium:** \$ **967.00**

Item 7. **Retroactive Date (if applicable):** **08/06/2008**

Item 8. **Forms, Notices and Endorsements attached:**

**D42100 (03/15) D42300 CA (10/13) IL7324 (08/12)**  
**D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17)**  
**D42414 (08/19)**

*Ruby A. Magnum*  
Authorized Representative